A CRITICAL STUDY INAM LANDS IN MARATHWADA REGION WITH SPECIAL REFERENCE TO THE HYDERABAD ABOLITION OF INAMS AND CASH GRANTS ACT, 1954

Ph.D. Synopsis Submitted

To

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"A Critical Study Inam Lands in Marathwada Region with Special Reference to the Hyderabad Abolition of Inams and Cash Grants Act, 1954"

(I) Introduction:

Land, often referred to as the most valuable resource on Earth, holds immense importance due to its multifaceted role in shaping economies, supporting livelihoods, and generating revenue for governments. With its ability to be utilized for various purposes, from agriculture to real estate, land plays a pivotal role in the economic landscape of nations worldwide. One of the most significant ways through which land contributes to the economy is by generating revenue for the government through taxes, fees, and other income streams.

Governments across the globe rely on revenue generated from land-related activities to fund public services, infrastructure development, and essential programs. The revenue generated from land can be classified into various categories, each playing a crucial role in contributing to the overall economic health of a nation.

Property taxes constitute a substantial portion of government revenue derived from land. Property owners, whether individuals or businesses, are required to pay taxes based on the assessed value of their land and structures. These taxes are then channeled into funding public services such as schools, healthcare, sanitation, and law enforcement. Property tax revenue ensures that governments can provide these fundamental services to citizens, thereby enhancing their quality of life.

Furthermore, land transactions, including sales and leases, also contribute significantly to government revenue. Governments impose taxes on property sales, known as transfer taxes or stamp duties. These taxes are calculated based on the transaction value and are a direct source of income for governments. Similarly, leases of government-owned lands, such as those used for commercial or residential purposes, generate lease revenue that can be reinvested in various development projects.

Beyond direct taxation, land-based revenue is also generated through fees associated with land use and development. Building permits, zoning fees, and development charges are examples of fees imposed on landowners or developers when they undertake construction or modification projects. These fees contribute to the

maintenance and enhancement of urban and rural infrastructure, ensuring that cities and towns remain functional and sustainable.

Moreover, land can also generate revenue through its role in fostering economic activities. Agricultural land, for instance, not only provides food security but also contributes to the agro-industrial sector, generating employment and income for rural communities. Similarly, prime real estate can attract commercial and residential investments, leading to increased economic activities and thereby generating income through various channels, including sales taxes and job creation.

The importance of land revenue extends beyond its immediate fiscal implications. Adequate and effective land management can stimulate economic growth, attract investments, and create an environment conducive to sustainable development. When governments implement transparent and fair land policies, it builds investor confidence and encourages both domestic and foreign investments, further bolstering revenue streams.

However, the prudent management of land revenue comes with challenges. Ensuring equitable distribution of the benefits generated from land-related activities is essential to prevent social disparities. Effective land use planning, transparent taxation systems, and mechanisms to address land-related conflicts are critical to harnessing the full potential of land revenue while ensuring inclusive and balanced development.

Therefore, land's importance in generating revenue for governments cannot be overstated. Through property taxes, transaction fees, lease revenue, and development charges, land plays a central role in funding essential public services and driving economic growth. Responsible land management practices are crucial to maximizing revenue streams while promoting fair and sustainable development. Recognizing land as a valuable asset that serves both economic and social purposes is essential for harnessing its potential to build prosperous and thriving societies. As per the Indian economic survey 2018, agriculture employed more than 50% of the Indian workforce and contributed 17–18% to the country's GDP.[1]

[1] "India economic survey 2018: Farmers gain as agriculture mechanisation speeds up, but more R&D needed". The Financial Express. 29 January 2018. Retrieved 8 January 2019.

- **Land Revenue During British Rule:**

During British colonial rule in India, the land revenue system underwent significant changes that had far-reaching impacts on the Indian economy, society, and agriculture. The British introduced a new system of land revenue collection that differed greatly from traditional Indian practices. This system, known as the Permanent Settlement, was implemented predominantly in Bengal, Bihar, and Orissa.

The Permanent Settlement was established in 1793 by Lord Cornwallis[2] as an attempt to stabilize revenue collection and create a fixed source of income for the British government. Under this system, a fixed amount of land revenue was imposed on landlords, who were made intermediaries between the government and the actual cultivators. These landlords, often called zamindars[3], were responsible for collecting revenue from peasants and delivering it to the British authorities. In return, these zamindars were granted hereditary rights over their estates.

While the intention behind the Permanent Settlement was to ensure a steady revenue stream for the British, the system had numerous negative consequences. Zamindars often extracted exorbitant amounts from peasants to ensure their own profits, leading to exploitation and impoverishment of the agricultural communities. Additionally, the fixed revenue demand meant that fluctuations in agricultural output due to natural disasters or market conditions were not considered, putting immense pressure on the peasantry.

The introduction of the Permanent Settlement also disrupted traditional land tenure systems. The system replaced the previous system of joint cultivation with individual landholding, leading to fragmentation of land and reduced agricultural efficiency. The emphasis on revenue collection often overshadowed investments in agricultural development and infrastructure.

Apart from the Permanent Settlement, the British introduced other revenue systems in different regions of India. The Ryotwari System[4] was implemented in areas

[2] Charles Cornwallis, 1st Marquess Cornwallis, was a British Army officer, Whig politician and colonial administrator.

[3] A zamindar in the Indian subcontinent was an autonomous or semi-autonomous ruler of a province. The term itself came into use during the reign of Mughals and later the British had begun using it as a native synonym for ‘estate’. The term means ‘landowner’ in Persian. They were typically hereditary, and held the right to collect tax on behalf of imperial courts or for military purposes.

[4] The ryotwari system was a land revenue system in British India introduced by Thomas Munro, which allowed the government to deal directly with the cultivator ('ryot') for revenue collection and gave the peasant freedom to cede or acquire new land for cultivation. Harnetty 1966, pp. 361–362.

such as Madras Presidency and Bombay Presidency. In this system, individual cultivators (ryots) held direct responsibility for paying revenue to the government, eliminating intermediaries like zamindars. However, like the Permanent Settlement, the Ryotwari System also had drawbacks, including its inflexibility in the face of economic fluctuations.

In essence, the British land revenue systems significantly impacted India's agrarian structure and economic fabric. They contributed to social inequalities, disrupted traditional farming practices, and led to widespread discontent among the farming communities. The legacy of these systems continued even after India gained independence in 1947, as policymakers had to address the challenges posed by the colonial-era land revenue systems. The struggle for land reforms and equitable distribution of land rights remained a central issue in post-independence India, highlighting the enduring impact of the British land revenue policies.

- **Land Laws & Land Revenue Reforms After Independence:**

The period following India's independence in 1947 marked a significant phase of transformation in various sectors, including land laws and the land revenue system. The Indian government recognized the need to address historical injustices, promote agrarian reforms, and ensure equitable distribution of land resources. As a result, several major reforms were introduced to reshape the land laws and land revenue system, aiming to uplift rural communities and foster sustainable development.

One of the most noteworthy reforms was the introduction of Land Reforms Acts in different states across India. These acts aimed to break the stranglehold of large landowners and redistribute land to landless peasants, sharecroppers, and tenants. The implementation of these acts varied from state to state, but they collectively sought to tackle issues of landlessness, tenancy exploitation, and uneven land distribution.

The Zamindari Abolition Acts, inspired by the ideas of social justice and economic equality, played a pivotal role in eliminating the intermediary landlord system that had perpetuated socio-economic disparities. States like Uttar Pradesh, Bihar, and West Bengal witnessed the abolition of the zamindari system, leading to the direct ownership of land by tillers and cultivating peasants. This not only empowered the rural poor but also restructured the agrarian landscape, promoting increased agricultural productivity and reducing exploitation.

The Tenancy Reforms Acts were another crucial component of land reform. These acts aimed to provide security of tenure and fair rental arrangements for tenants and sharecroppers, who had historically been vulnerable to exploitation by landlords. By protecting the rights of these marginalized groups, the government ensured a more equitable distribution of agricultural resources and boosted the confidence of those working on the land.

The abolition of intermediary rights also had a significant impact on the land revenue system. With the dismantling of zamindari, the government had to devise new revenue collection mechanisms. States transitioned towards direct collection from the actual cultivators or landholders, leading to more transparent and accountable revenue systems. This shift was a step towards simplifying the revenue collection process and reducing the burden on vulnerable agricultural communities.

Additionally, efforts were made to modernize land records and streamline administrative procedures. The computerization and digitization of land records, as part of the National Land Records Modernization Program (NLRMP)[5], aimed to provide accurate and accessible land information to citizens. This initiative not only reduced land disputes but also facilitated the process of land transactions and resource planning.

However, despite the significant progress made through these reforms, challenges persist. Uneven implementation across states, loopholes in land laws, and resistance from powerful interest groups have hindered the complete realization of the intended goals. Furthermore, in many areas, tenancy reforms have not been effectively enforced, leaving tenant farmers vulnerable to exploitation.

Consequently, the post-independence era in India witnessed transformative reforms in land laws and the land revenue system, reflecting a commitment to social justice, economic equity, and rural development. The abolition of the zamindari system, introduction of tenancy reforms, and efforts to modernize land records were key steps towards achieving a more equitable distribution of land resources and empowering rural communities. These reforms have laid the foundation for a more inclusive and sustainable agrarian landscape, although challenges in implementation and enforcement underscore the ongoing need for continued efforts in this direction.

[5] The Digital India Land Record Modernization Programme (DILRMP), previously known as the National Land Record Modernization Programme (NLRMP), was launched in 2008 by the Government of India with the purpose to digitize and modernize land records and develop a centralised land record management system.

- **The Hyderabad Abolition of Inams and Cash Grants Act, 1954**

The Hyderabad Abolition of Inams and Cash Grants Act, 1954, stands as a significant legislative milestone in the history of land reforms in India. Enacted after the integration of the princely state of Hyderabad into the Indian Union in 1948, the Act aimed to abolish the system of inams (land grants) and cash grants that had prevailed under the Nizam's rule.

The Act was a response to the social and economic disparities that had emerged due to the unequal distribution of land and resources under the inam system. Inams were essentially land grants given by the rulers to individuals or institutions, often as rewards or for religious purposes. Over time, this system had led to concentration of land in the hands of a few, depriving the landless and marginalized communities of their rightful share.

The Hyderabad Abolition of Inams and Cash Grants Act, 1954, sought to rectify these imbalances by transferring the ownership of inam lands to the tillers and cultivators. This was achieved through a systematic process of survey, identification, and redistribution. The Act also aimed to end the payment of cash grants, which had acted as a form of economic exploitation, particularly in rural areas.

By abolishing the inam system and redistributing land, the Act aimed to empower the landless and marginalized sections of society, improving their economic conditions and enhancing social justice. The reform was a significant step towards creating a more equitable agrarian structure and reducing disparities in land ownership.

The Act, however, was not without its challenges. The process of identification and redistribution of inam lands was complex, often involving legal disputes and administrative hurdles. Additionally, resistance from those who had historically benefited from the inam system posed obstacles to the reform's smooth implementation.

Nonetheless, the Hyderabad Abolition of Inams and Cash Grants Act, 1954, remains a noteworthy example of how legislative measures can address historical injustices and promote socio-economic equality. The Act's impact reverberated beyond land ownership, influencing the broader discourse on land reforms in India. It served as an inspiration for other states to address similar issues of unequal land distribution and exploitation, paving the way for more comprehensive land reform initiatives across the country.

- **Terminologies:**

1) Inams:

Sec. 2(c) of the Hyderabad Abolition of Inams and Cash Grants Act, 1954 defines 'Inams' as under-

"Inam means land held under a gift or a grant made by the Nizam or by any Jagirdar, holder of a Samsthan or other competent grantor and continued or confirmed by virtue of a muntakhab or other title deed, with or without the condition of service and coupled with the remission of the whole or part of the land revenue thereon and entered as such in the village records and includes

i) Arazi makhta, arizi agrahar and seri inam and

ii) Lands held as inam by virtue of long possession and entered as inam in the village records.

Provided that in respect of former Jagir areas the expression inam shall not include such lands as are not being recognized as inam by Government after the abolition of Jagirs."

The term 'Inam' denotes land that is possessed through a gift or bestowal from the Nizam or any Jagirdar, holder of a Samsthan, or another competent grantor. This possession is maintained or validated by means of a muntakhab or other official document, whether or not it entails a service obligation. This possession could also involve the waiver of the complete or partial land revenue associated with it. This status is recorded in village documents. This definition encompasses the following- i) Arazi makhta, arizi agrahar, and seri inam, and ii) Land that is held as inam based on long-standing occupation and is registered as such in village records. However, it should be noted that for areas previously under the jurisdiction of Jagirs, the term 'inam' will not encompass lands that haven't been acknowledged as inam by the Government subsequent to the dissolution of Jagirs.

2) <u>Inamdar</u>:

Sec. 2(d) of The Hyderabad Abolition of Inams and Cash Grants Act, 1954 define 'Inamdar' as under-

"Inamdar means a person holding an inam or a share there in either for his own benefit or trust or in trust and includes the succession in Interest of an Inamdar and

i) Where an inamdar is a minor or of unsound mind or on idiot his lawful guardian.

ii) Where an inamdar is a joint Hindu family such joint hindu family."

Therefore, "Inamdar" refers to an individual who possesses an inam or a portion of it, either for personal gain, in a fiduciary capacity, or in a trusteeship role. This designation also encompasses the legal successors of an Inamdar, and in situations where- the Inamdar is a minor, mentally incapacitated, or an idiot, their legal guardian or the Inamdar is a joint Hindu family, the collective Hindu family entity as a whole.

3) Community service Imam:

Sec. 2 (aa) of The Hyderabad Abolition of Inams and Cash Grants Act, 1954 defines 'Community service Imam' as- an inam held for performing service useful to the village community and includes an inam held for such service even where such service has ceased to be demanded.

A communal service inam signifies a land grant retained for carrying out services beneficial to the local village community. This entails an inam allocated for such service, even if the requirement for that service is no longer in effect.

This refers to a type of land grant known as a "community service inam." This particular form of land grant involves the allocation of land for the purpose of providing services that are advantageous to the village community as a whole. These services might include tasks like maintaining village infrastructure, facilitating communal events, or performing other functions that benefit the entire village population.

It's important to note that even if the demand or necessity for the specific service associated with the inam has ceased to exist, the inam itself is still considered a community service inam. In other words, the nature of the service might have changed over time or may no longer be required due to evolving circumstances, but the land grant's original purpose of serving the community remains a defining characteristic. This demonstrates the historical and ongoing commitment to the welfare of the village and its residents through the allocation of land resources.

Under this legislation land held by Inamdar is abolished and the land is deposited with Government on 1st July 1960.[6] Later, these lands are granted to the possessor and activator of that land. Now the grantees are enjoying this land as community service Inam lands and the class of the land is categorized as class II land. These lands are governed by The Hyderabad Abolition of Inams and Cash Grant Act, 1954.

[6] The Government of Maharashtra circular No. HIA 1059-VI-L, Sachivalaya Bombay 9th July 1960.

- **Marathwada Region of Maharashtra:**

Marathwada, a historical region in the heart of Maharashtra, is renowned for its fertile lands, rich agricultural heritage, and cultural significance. Comprising eight districts - Aurangabad, Beed, Hingoli, Jalna, Latur, Nanded, Osmanabad, and Parbhani - Marathwada's agrarian landscape has played a pivotal role in shaping the socio-economic fabric of the region.

➢ **District-wise Overview:**

1. Aurangabad:

Aurangabad District, nestled in the heart of Maharashtra, is a region of historical significance and agricultural prominence. Encompassing an area of approximately 10,107 square kilometers, it stands as one of the largest districts in the state. Its diverse topography, ranging from fertile plains to rugged terrain, contributes to its rich agricultural landscape.

Aurangabad District boasts a thriving agricultural sector, with a wide array of crops cultivated throughout the year. The fertile plains along the Godavari River basin support the cultivation of staple crops such as rice, wheat, and sugarcane. Additionally, the region is known for the production of fruits like grapes, pomegranates, and oranges, which have gained recognition both nationally and internationally. The agrarian economy is further supplemented by the cultivation of vegetables and pulses, showcasing the district's agricultural diversity.

Beyond its agricultural prowess, Aurangabad District is also a hub of economic activity. The industrial sector has witnessed significant growth, with numerous small and medium enterprises contributing to the economic vibrancy of the region. Industries ranging from automobile manufacturing to pharmaceuticals have established their presence, providing employment opportunities and bolstering the local economy.

Tourism stands as a prominent pillar in Aurangabad's identity, drawing visitors from across the globe. The district is renowned for housing the UNESCO World Heritage Sites of Ajanta and Ellora Caves, archaeological marvels that narrate tales of ancient Indian art and architecture. Moreover, Aurangabad city itself is a testament to the grandeur of the Mughal era, with historical sites like the Bibi Ka Maqbara, often referred to as the "Taj of the Deccan," captivating history enthusiasts and tourists alike.

2. Beed:

Beed District, is a region steeped in history and agricultural heritage. Spanning an area of approximately 10,695 square kilometers, it ranks among the larger districts in the state. The landscape of Beed is characterized by a mix of plains and hills, contributing to its diverse agricultural canvas.

Agriculture forms the cornerstone of Beed's economy, with the district being a prominent contributor to Maharashtra's agricultural output. The fertile plains are conducive to the cultivation of a wide range of crops, including sugarcane, cotton, soybeans, and cereals like jowar and bajra. The district is also known for its horticultural prowess, yielding fruits like oranges, pomegranates, and grapes. This agricultural bounty not only fulfills local demand but also feeds into the larger agricultural market of Maharashtra.

In terms of economic activity, Beed District showcases a burgeoning industrial sector, although it is primarily dominated by small and medium enterprises. Industries related to agro-processing, including sugar mills and oil extraction units, play a pivotal role in the economic landscape. Additionally, the region has seen a rise in industries related to textiles and food processing, contributing to employment generation and economic growth.

While Beed District may not be synonymous with mainstream tourism, it boasts several attractions of historical and cultural significance. The district is home to various ancient temples, reflecting architectural splendor and religious devotion. Among them, the Kankaleshwar Temple and the Jama Masjid stand as notable landmarks. Moreover, the district's natural beauty, with its rolling hills and serene landscapes, has begun to draw nature enthusiasts and eco-tourists seeking a tranquil retreat.

3. Hingoli:

Hingoli District, is characterized by its agricultural prominence and historical significance. Covering an area of approximately 4,526 square kilometers, it stands as one of the smaller districts in the state. Despite its relatively modest land area, Hingoli plays a vital role in Maharashtra's agricultural landscape.

Agriculture forms the backbone of Hingoli's economy, with a predominant focus on traditional crops. The fertile plains along the Godavari River basin are conducive to the cultivation of staples like rice, wheat, and pulses. Additionally, the district is known for its production of oilseeds and cotton. The agrarian economy

provides livelihoods to a significant portion of the local population, contributing to the district's economic stability.

Economically, Hingoli District exhibits a mix of traditional and emerging sectors. Apart from agriculture, small and medium enterprises are a key driver of economic activity. Industries related to food processing, textiles, and handicrafts have gained prominence, providing avenues for employment and entrepreneurial ventures. Additionally, the region's strategic location along transportation routes has facilitated trade and commerce, further bolstering the local economy.

Tourism in Hingoli District is characterized by its historical and religious significance. The district is home to several ancient temples and pilgrimage sites that attract devotees and history enthusiasts alike. Notable among these is the Aundha Nagnath Temple, dedicated to Lord Shiva and considered one of the Jyotirlingas, a revered site in Hindu mythology. The district's serene natural beauty, with its lush greenery and scenic landscapes, also beckons nature enthusiasts and travelers seeking a tranquil escape.

4. Jalna:

Nestled in the heart of Maharashtra, Jalna District is a region measured by its agricultural vitality and burgeoning industrial sector. Spanning an area of approximately 7,718 square kilometers, it is a mid-sized district in the state. The district's topography, marked by a mix of fertile plains and rugged terrain, contributes to its diverse agricultural landscape.

Agriculture stands as the cornerstone of Jalna's economy, with a focus on both traditional and cash crops. The fertile plains along the Godavari River basin facilitate the cultivation of staples like cereals, pulses, and oilseeds. Moreover, Jalna is renowned for its prolific production of grapes, oranges, and pomegranates, contributing significantly to Maharashtra's horticultural output. This agricultural prowess not only supports local sustenance but also fuels a robust agricultural market.

Economically, Jalna District has witnessed remarkable growth, primarily driven by its industrial sector. The district hosts a thriving industrial base, with a notable presence of manufacturing units, particularly in the automobile and engineering sectors. The Maharashtra Industrial Development Corporation (MIDC) area in Jalna has emerged as a hub for industrial activity, housing numerous enterprises ranging from small-scale to large-scale industries.

While not a traditional tourist destination, Jalna District offers glimpses into its historical and cultural heritage. The district is home to various ancient temples and architectural marvels, showcasing the rich legacy of the region. The Jama Masjid, a notable Mughal-era structure, and the Jamb Samarth temple are among the revered landmarks. Additionally, the district's natural beauty, with its scenic landscapes and serene environment, has started to draw nature enthusiasts and those seeking a peaceful retreat.

5. Latur:

Latur District, spreads over an area of approximately 7,157 square kilometers, it stands as a substantial district in the state. The district's landscape is diverse, featuring both fertile plains and semi-arid terrain, which contribute to its dynamic agricultural profile.

Agriculture forms the bedrock of Latur's economy, with a focus on a variety of crops. The fertile plains along the Manjara River basin are conducive to the cultivation of staples such as jowar, bajra, and pulses. Additionally, the district is recognized for its production of grapes, pomegranates, and sugarcane, which have earned acclaim in both national and international markets. This agricultural bounty not only caters to local consumption but also significantly impacts the larger agricultural sector of Maharashtra.

Economically, Latur District has made substantial strides, largely driven by its industrial sector. The region hosts a burgeoning industrial base, with a notable presence of small and medium enterprises. Industries ranging from food processing and textiles to engineering and pharmaceuticals have established their foothold, providing avenues for employment and contributing to economic growth.

In terms of tourism, while Latur may not be a mainstream tourist destination, it offers glimpses into its historical and cultural heritage. The district houses several ancient temples and architectural gems that showcase its rich legacy. Among these, the Siddheshwar Temple and the Ashtavinayak Temple hold special significance for devotees and history enthusiasts. Furthermore, the district's natural beauty, with its arid landscapes and historical forts like Udgir and Ausa, may appeal to explorers seeking a glimpse into the region's past.

6. Osmanabad:

Osmanabad covers an area of approximately 7,569 square kilometers, it stands as a substantial district in the state. The district's landscape is a combination of fertile plains and undulating terrain, contributing to its diverse agricultural profile.

Agriculture forms the bedrock of Osmanabad's economy, with a focus on both traditional and cash crops. The fertile plains along the Bhima and Manjara River basins are conducive to the cultivation of staples such as jowar, bajra, and pulses. Additionally, the district is known for its production of sugarcane, grapes, and pomegranates, which have gained recognition both regionally and beyond. This agricultural bounty not only supports local sustenance but also significantly impacts the larger agricultural market of Maharashtra.

Economically, Osmanabad District has witnessed notable progress, primarily driven by its emerging industrial sector. The region hosts a growing base of small and medium enterprises, particularly in industries related to food processing, textiles, and agro-based activities. These enterprises contribute to employment generation and bolster the local economy.

In terms of tourism, while Osmanabad may not be a conventional tourist destination, it does offer glimpses into its historical and cultural heritage. The district is home to various ancient temples and architectural marvels, reflecting the rich legacy of the region. Among these, the Tulja Bhavani Temple and the Naldurg Fort are prominent landmarks. Additionally, the district's serene natural beauty, with its lush greenery and scenic landscapes, provides an opportunity for nature enthusiasts and travelers seeking a peaceful retreat.

7. Parbhani:

Parbhani District is a region known for its agricultural prominence and burgeoning industrial sector. Spanning an area of approximately 6,214 square kilometers, it is a substantial district in the state. The district's topography, characterized by fertile plains and semi-arid terrain, contributes to its diverse agricultural landscape.

Agriculture forms the cornerstone of Parbhani's economy, with a focus on both traditional and cash crops. The fertile plains along the Godavari River basin are conducive to the cultivation of staples like jowar, bajra, and pulses. Additionally, the district is recognized for its production of sugarcane, cotton, and soybeans, which play a pivotal role in Maharashtra's agricultural output. This agricultural bounty not only caters to local consumption but also significantly impacts the larger agricultural market.

Economically, Parbhani District has made significant strides, largely propelled by its industrial sector. The region hosts a growing industrial base, with a notable presence of small and medium enterprises. Industries related to food processing, textiles, and agro-based activities have established their foothold, providing avenues for employment and contributing to economic growth.

In terms of tourism, while Parbhani may not be a conventional tourist destination, it does offer glimpses into its historical and cultural heritage. The district is home to various ancient temples and architectural marvels, reflecting the rich legacy of the region. The Jain Temple at Jintur and the Shri Kala Maroti Nisargadatta Maharaj Samadhi at Khandoba Temple are notable landmarks. Additionally, the district's serene natural beauty, with its verdant landscapes and historic sites, may appeal to explorers seeking a glimpse into the region's past.

8. Nanded District:

Nanded District, situated in the southeastern part of Maharashtra, India, is a region steeped in historical significance, cultural diversity, and rich agricultural lands. Spanning across an area of approximately 10,502 square kilometers, Nanded is not only known for its fertile soil and agricultural prowess but also for its deep-rooted historical and cultural heritage.

One of the most iconic landmarks in Nanded is the Sachkhand Gurudwara, also known as Takht Sri Hazur Sahib. This holy Sikh shrine holds immense religious importance as it marks the site where Guru Gobind Singh, the tenth Guru of Sikhism, breathed his last. Pilgrims from all over the world visit this revered site, which stands as a symbol of unity, faith, and devotion.

The district's landscape is characterized by the Godavari River, which flows majestically through its heart. The river's waters have nourished the lands of Nanded, making it a vital hub for agriculture. The fertile plains along the banks of the Godavari support the cultivation of crops such as cotton, soybeans, sorghum, and pulses. The agriculture-based economy forms the backbone of Nanded, providing livelihoods to a significant portion of the population.

Nanded District isn't just about its agricultural prosperity; it also boasts a rich historical past that dates back centuries. The region has witnessed the rise and fall of empires, leaving behind a mosaic of historical remnants. The Nanded Fort stands as a testament to the district's strategic importance during various epochs. Constructed in

4th Century AD, the fort has seen the rule of different dynasties, including the Satavahanas, Chalukyas, and Mughals.

Culturally, Nanded is a melting pot of traditions and beliefs. The district is home to people from diverse backgrounds, including Marathi, Sikh, and Telugu communities. This cultural amalgamation is reflected in various aspects, from festivals to cuisine. The Makar Sankranti festival sees people from all walks of life coming together to celebrate the harvest season by flying kites and sharing traditional sweets. The district's cuisine is a delightful fusion of flavors, offering an array of traditional Maharashtrian dishes alongside Punjabi and South Indian culinary delights.

The lands of Nanded also play host to numerous pilgrimage sites apart from the Sachkhand Gurudwara. The Kandhar Dargah, a revered Sufi shrine, attracts devotees seeking blessings and solace. Additionally, the Renuka Devi Temple, dedicated to the goddess Renuka, is a sacred destination for Hindu worshippers.

However, like many regions, Nanded District faces its own set of challenges. Despite its agricultural productivity, issues such as water management, soil degradation, and sustainable farming practices need careful consideration to ensure the long-term prosperity of the region. Moreover, preserving the historical sites and cultural heritage amidst modern developments is a delicate task that requires meticulous planning and preservation efforts.

- **Under Nizam Rule:**

The Nizams of Hyderabad exercised control over large tracts of land, instituting various land policies that shaped land ownership and administration. They were a dynasty of rulers who ruled the city of Hyderabad from 1724 to 1948. The city became known as the "city of Nizams" because of the Asaf Jahi dynasty. The Nizams were:

- Nizam-ul-Mulk Asaf Jah I (1724–48)
- Nizam Ali Khan Asaf Jah II (1762–1803)
- Ali Khan Sikandar Jah Asaf Jah III
- Mir Farqunda Ali Khan (Nasirud-Daula Asaf Jah IV)
- Mir Tahniyat Khan (Afzal-ud-Daula Asaf Jah V)
- Mir Mahbub Ali Khan Asaf Jah VI

The third Nizam, Sikandar Jah, started a twin city for the British and French garrisons, which he named Secunderabad. The city prospered in town-planning,

economics, and culture. After India's independence, the Nizam attempted to declare his sovereignty over the state of Hyderabad.

Hingoli and Aurangabad regions served as significant centers for military stations and depots during both the Nizam era and the British colonial period. The Hyderabad State made concerted efforts to construct dams and enhance the pre-existing underwater infrastructure, particularly in Aurangabad. Extensive initiatives were undertaken to establish the Nizam's Guaranteed State Railway, connecting Hyderabad to Bombay (now Mumbai) via Aurangabad. Moreover, Kaghzipura near Aurangabad saw the establishment of handloom and paper factories. Khuldabad also witnessed the development of religious sites.

- **Andhra Pradesh & Hyderabad Province:**

Andhra Pradesh, a state located in the southeastern part of India, has a rich historical and geographical tapestry that has shaped its land dynamics over centuries. Additionally, the historical significance of Hyderabad Province within Andhra Pradesh further adds layers of complexity to its land administration. The interplay of various cultures, rulers, and administrative systems has influenced land ownership, revenue collection, and the socio-economic fabric of these regions.

The history of Andhra Pradesh is intertwined with the rule of various dynasties such as the Satavahanas, Ikshvakus, Chalukyas, and the Kakatiya dynasty. Each dynasty left an indelible mark on the land administration of the region. Agrarian practices, irrigation systems, and land tenure systems evolved under their influence, leading to diverse patterns of land use and ownership.

One of the most significant periods in the region's history was the rule of the Qutb Shahi dynasty, which established the Hyderabad Sultanate. Hyderabad Province emerged as a prominent center of power and culture, influencing the socio-economic landscape.

During the British colonial era, Hyderabad Province remained a princely state with a unique administrative setup. The British introduced the Zamindari and Ryotwari systems, transforming land ownership and revenue collection. The Zamindari system involved intermediaries, zamindars, who collected revenue from farmers and passed it to the British administration. The Ryotwari system, on the other hand, granted direct ownership to cultivators, with revenue collected directly from them.

The merger of Hyderabad Province with the Indian Union in 1948 marked a significant shift in land administration. The Hyderabad Tenancy and Agricultural Lands Act of 1950 aimed to protect tenant farmers from exploitation and provide them with secure land rights. This act played a crucial role in shaping land ownership patterns and safeguarding the interests of tenant cultivators.

Post-independence Andhra Pradesh has witnessed efforts towards land reforms and equitable distribution of land resources. The Andhra Pradesh Land Reforms (Ceiling on Agricultural Holdings) Act of 1973 aimed to prevent the concentration of agricultural land in the hands of a few, leading to land redistribution among landless farmers. This legislation aligned with the broader goal of reducing social inequalities and fostering rural development.

Furthermore, the state's geography has also influenced land administration. The coastal region, with fertile deltas, has historically been characterized by rice cultivation and well-developed irrigation systems. The Rayalaseema region, on the other hand, faces arid conditions and has different agricultural practices.

In recent times, urbanization and industrialization have posed new challenges to land administration in Andhra Pradesh. The competition between urban expansion and agricultural land use highlights the need for balanced land management policies that cater to both rural and urban needs. On 2nd June 2014, the area was separated from the northwestern part of Andhra Pradesh as the newly formed state of Telangana, with Hyderabad as its capital.

(II) Statement of Problem

Prior to 2015 one who wanted to transfer the land to another had to take permission of transfer from concerned District Collector.[7] After the Amendment in the year 2015, the above act has been made and there requires no permission from collector if land is transferred to Agriculture purpose. But one who wants to converts the land from agriculture to non-agriculture purpose and who wants to converts the class of the land from class II to class I land, has to pay the 50% of market value and if he has transferred his land to another person, before amendment and without obtaining permission from Collector then he has to pay additional 10% of nazarana amount as fine. And if one has transferred the land to another person after the Amendment i.e. in

[7] Sec. 6 of The Hyderabad Abolition of Inams and Cash Grants Act, 1954

the year 2015, then he has to pay 50% additional amount of nazarana as fine. Besides, without the conversion of this inam land from class II to class I, one cannot convert his land to non-agriculture and also he can't obtain the loan on it from bank. As the prices of this land go high the grantee is not able to pay the required nazarana amount to Govt. and he cannot convert it into NA land. Hence, there is high demand of public to lower down the nazarana amount or to wave off nazarana amount in total.

The researcher aims to determine the precise extent of Inam land in the Marathwada region and its corresponding valuation, providing the government with relevant information for informed decision-making. To calculate the exact nazarana amount, Nanded District has been chosen as a representative sample for data collection. Collecting data from all districts in Marathwada could be excessively voluminous and time-intensive. Furthermore, subsequent researchers can handle data collection and analysis for the remaining districts by using the framework outlined in this research study.

(III) Aims and Objective of Problems:

The research will be conducted with the following objectives:

1) To know the status of Land Laws especially Inam Lands in Maharashtra State.
2) To know the exact Inam land area in Marathwada region that has been actually abolished under the above Act.
3) To know the actual value of such land in Nanded District of Marathwada region.
4) To know the status of Nazarana amount as required to be deposited with Government.
5) To know the exact governmental loss of revenue if nazarana amount is lowered or waived off.

(IV) Significance of Topic of Research:

The main objective of The Hyderabad Abolition of Inams and Cash Grants Act, 1954 is to protect the interest of actual cultivator and possessor of the land by providing the restricted ownership to the cultivators i.e., class II occupants land.

If an owner/holder of land wants to convert the status of his land, he shall have to take permission from the collector for transfer the Inam land. Such holder requires to deposit 50% of the market value of the land the Governments. In fact, all the holders

who have not taken the permission to transfer the land thereby causing loss to the Govt. Also, the holder has to deposit the 50% market value to government each time.

In the year 2015 Government has made Amendment in the Act and as per Amendment if holder wants to make it as class I land, then he has to deposit the 50% of market value of land as nazarana amount to the Government. Nowadays the prices of land are becoming high and the holder is unable to deposit the nazarana Amount to the Govt. Therefore, there is a huge demand of some stakeholders to lower down the nazarana amount up to at least 50% to 10%. Some people are of the opinion that the amount should be completely waived off.

(V) Area of Research:

Firstly, the research work will be carried out with the object of knowing the existence of Inam Lands in Marathwada region which have been abolished by the Hyderabad Abolition of Inams and Cash Grant Act, 1954.

Secondly, the researcher intends to know the actual market value of Inam lands of Nanded District in Marathwada region.

Thirdly, research will be undertaken to know the nazarana amount which is charged by Government to convert Inam lands from class-II to Class-I Lands as there is a provision that after converting the land to Class-I, the restriction of Government on transfer of land may be removed.

For the better understanding of the state of Inam land in Marathwada region, the researcher shall study the lands laws of the State of Talengana.

(VI) Data Collection and Review of Literature:

The research intends to collect data from Tahsildar office, Sub-Divisional Magistrate office and from collector office Nanded and IGR-office JDR office Nanded. The information about Inam land will be collected from above different offices and the data will be analyzed. Hence these methods have been considered as appropriate in view of the nature of problem involve and hypothesis formulated. The outline of Data Collection & Data Analysis can be viewed as under-

Data Collection:

1. Historical Data: Utilize archival research to gather historical documents, records, and maps related to land revenue surveys from relevant government archives, libraries, and historical repositories.
2. Primary Sources: Analyze old land records, revenue assessment reports, and historical manuscripts to understand the evolution of land revenue systems.
3. Surveys: Conduct surveys among local communities, experts, and officials to collect qualitative insights into the historical impact and current perceptions of land revenue systems.
4. Interviews: Conduct interviews with subject matter experts, historians, government officials, and local community members to obtain qualitative data on the historical context and current issues.

Data Analysis:

1. Content Analysis: Analyze historical documents, records, and manuscripts using content analysis techniques to identify trends, patterns, and changes in land revenue survey methodologies and practices over time.
2. Quantitative Analysis: Quantify data collected from historical records and surveys to generate statistical insights into changes in land revenue patterns, land ownership, and revenue collection mechanisms across historical periods.
3. Thematic Analysis: Analyze qualitative interview and survey data thematically to identify recurring themes, opinions, and sentiments related to the historical and current land revenue systems.
4. Comparative Analysis: Compare historical data with current land revenue policies and practices to highlight similarities, differences, and trends in land ownership, revenue assessment, and governance.

As the researcher has taken primary as well as secondary data collection method. The most of the data will be made available from Government officers like collector office, sub-division officers office, Tahsildar's office and Joint District Registrar's office. Data shall also be collected by referring the published Law books, reports, articles, Journals as and wherever published.

Following Acts, Circulars, Notifications, and Commentaries shall be primarily taken into consideration for the research purpose:

I) The Hyderabad Abolition of Inam and Cash Grant Act, 1954

II) Government of Maharashtra circulars.

III) The Bombay Tenancy and Agricultural Lands (Vidarbha Region and Kutch Area) Act, 1958

IV) The Maharashtra Land Revenue Code, 1961

V) The IGR Report for 2nd valuation for the year 2022-23.

The researcher shall go through the above-mentioned literature along with other relevant journals, statutes, government resolutions, amendment, if any.

(VII) Hypothesis:

On a preliminary observation of legal provisions of the Hyderabad Abolition of Inams and Cash Grant Act 1954, amendment made there under and its implications on the Inam Land in Marathwada region in general and Nanded District in particular, the researcher has framed the following hypothesis:

a) There exists Inam land in all 8 districts of Marathwada region in general and 16 talukas of Nanded District in particular.

b) Inam land is a good source of revenue to the Government.

c) Lowering or waving of nazarana amount of Inam lands shall result into big loss of revenue to the Government of Maharashtra.

d) The land holders find it difficult to convert it Class-II Land to Class-I Land due to excessive nazarana amount in Maharashtra region.

(VIII) Research Methodology:

For a research study on land revenue survey in both current and historical contexts, a mixed-methods research methodology would be most appropriate. This approach combines qualitative and quantitative techniques to provide a comprehensive understanding of the subject matter. By employing a mixed-methods approach, this research methodology ensures a comprehensive exploration of land revenue surveys, both in their historical development and contemporary context. It allows for a balanced understanding of the evolution of land revenue systems, their implications, and the challenges they pose in the present day.

(IX) Scope and Limitation:

The scope of this proposed research work is limited up to the study of Inam land located in Marathwada region in general and Nanded District in particular only. Inam

land existing in other districts of Marathwada region of Maharashtra is excluded from the scope of this research work as the data collection and analysis of all these districts would be particularly large and time consuming.

The proposed research work has been concentrated on Inam land available in Nanded District of Marathwada region upto October 2023. The land which has been converted into Class-I after this period will not be taken into consideration for study.

(X) Chapterization:

The present thesis "A Critical Study Inam Lands in Nanded District with Special Reference to the Hyderabad Abolition of Inams and Cash Grants Act, 1954" is divided in following chapters. Brief description of content therein is as under.

Chapter I: Introduction

In the first chapter of the envisaged research endeavor, the primary intention of the researcher is to present a comprehensive overview of the chosen subject of study. This initial chapter serves as a foundation upon which the subsequent research will be built. It encompasses several crucial elements that collectively lay the groundwork for the entire study.

The chapter commences with an elucidation of the topic's significance. This segment highlights the importance and relevance of the subject matter in the broader academic, practical, or societal context. It clarifies why the chosen topic is deserving of attention and why it holds relevance for researchers, practitioners, policymakers, or the general public. By explicating the topic's significance, the researcher aims to establish a strong rationale for the study.

Subsequently, the chapter defines the objectives of the research. These objectives articulate the specific goals the researcher seeks to achieve through the study. They provide a clear roadmap of what the research aims to accomplish, whether it's gaining new insights, addressing specific gaps in existing knowledge, proposing solutions to practical problems, or contributing to theoretical frameworks. The objectives act as a guiding compass for the research, ensuring that it stays focused and purpose-driven.

Formulating hypotheses also constitutes a vital part of this initial chapter. Hypotheses are educated assumptions that the researcher aims to either validate or disprove through empirical investigation. These hypotheses serve as the testing ground

for the research's theoretical underpinnings and provide a structured approach to exploring the research questions. By presenting hypotheses, the researcher is setting the stage for rigorous analysis and empirical evaluation.

Lastly, the chapter sheds light on the methodological approach chosen for conducting the research. This encompasses the methods, techniques, and tools the researcher will employ to gather, analyze, and interpret data. The methodology section justifies the chosen approach by explaining how it aligns with the research objectives and hypotheses. It also addresses potential limitations and outlines steps taken to mitigate bias or inaccuracies in the research process.

Chapter II: Land Laws in State of Maharashtra & Andra Pradesh (Inam Lands)

The concept of "community service Inam lands" encompasses a geographical scope that spans across the Hyderabad region within the State of Maharashtra. This area encompasses the entirety of the Marathwada Region, which includes prominent districts such as Nanded, Aurangabad, Beed, Latur, Osmanabad, Jalna, Hingoli, and the Regular Talukas of Chandrapur District.

The legislation at the heart of this context is the Hyderabad Abolition of Inams and Cash Grants Act of 1954. This legal framework holds applicability to the majority of Inams within this region, with two notable exceptions.

Firstly, Inams that are held by or intended for the benefit of charitable and religious institutions are not subjected to the provisions of this Act. These particular Inams are characterized by their alignment with the goals and purposes of charitable organizations and religious entities, warranting special consideration due to their distinct nature.

Secondly, the Act does not extend to Inams that are held for the purpose of providing valuable village services to the local community. This category encompasses Inams dedicated to services that contribute to the welfare and development of the village community, including those known as sethoendhi neerads and balutha Inams.

The primary objective of the Andhra Pradesh (Andhra area) Inams (Abolition and Conversion into Ryotwari Act 1956 is the cessation of all minor Inams, encompassing even charitable and religious service Inams. In instances where Inam lands within an Indian village are under individual possession rather than institutional ownership, tenants are granted Ryotwari patta for two-thirds of the land, while the

Inamadars obtain one-third. In cases where no tenants occupy the land, the Inamdar is awarded the Ryotwari or Zamindari village patta.

To elucidate, in the context of an inam village, the legislation acknowledges the potential presence of tenant occupancy rights, whereas it does not accord the same recognition to such rights for Inam lands situated within Ryotwari and Zamindari villages. Nevertheless, there exist specific instances within Ryotwari and Zamindari villages where tenants have been acknowledged to possess rights of permanent occupancy. This recognition is either grounded in established customary practices that hold the force of law or has been conferred through legal decrees issued by courts.The Act defines the Inam lands as any land respect of which the grant in Inam has been made, confirmed or recognized by the Government, and includes any land it's the merged territory of Banaganapally in respect which the grant is Inam has been made, confirmed or recognized by any former rule of that territory but does not include an inam constituting an estate under the Madras Estate Act 1904.

Chapter III: Impact of the Hyderabad Inam Land on Land tenure system in Nanded District

The chapter explores the repercussions stemming from the enforcement of The Hyderabad Inam Abolition and Cash Grant Act on community service Inam lands. The Government of Maharashtra has issued the requisite notification and designated July 1, 1960, as the effective date for implementing the remaining provisions of the Act. As a consequence, starting from July 1, 1960, the complete set of amended Act's provisions is applicable throughout the entire Hyderabad region within the state.

Consequently, all Inams comprising land grants, to which the application of the Act extends, have been nullified, and the entirety of Inam lands has been reclaimed and vested under governmental authority. Subsequently, these lands are then reallocated to Inamdars, Kakiz-a-Kadim, permanent tenants, and regular tenants, with the provision of obtaining them at an occupancy price.

This chapter also deals with the major Amendment made in the Hyderabad Inams Abolition and Cash Grants Act, 1954 in the year 2015. Amendment provides the relaxation for Inam land for agriculture purpose. It also provides for the conversion of land i.e. from class-II land to class I land by depositing the appropriate nazarana amount.

Chapter IV: Case Studies Relating to Inam Lands (Maharashtra & Andra Pradesh)

In this pivotal chapter, we delve into a comprehensive examination of case studies centered around Inam lands within the states of Maharashtra and Andhra Pradesh. These case studies offer an intricate and insightful exploration of the real-world applications and implications of Inam land policies, shedding light on how these policies have manifested in practice and impacted various stakeholders. By delving into specific instances from Maharashtra and Andhra Pradesh, this chapter aims to provide a nuanced understanding of the complexities, challenges, and successes that have emerged in the context of Inam land management.

Through these case studies, we embark on a journey to uncover the multifaceted dimensions of Inam lands, their historical significance, and their contemporary relevance. Each case study is meticulously chosen to illustrate different aspects of Inam land dynamics, ranging from their historical origins to the modern-day implications of policy implementation. By scrutinizing these cases, we gain valuable insights into the social, economic, and legal intricacies surrounding Inam lands, offering a holistic perspective on their role within the broader socio-economic landscape.

The chapter not only showcases the diversity of Inam land scenarios but also highlights the adaptations, challenges, and transformations that have occurred over time. By examining the intricacies of these real-world situations, we aim to uncover the real-world impact of legal frameworks, policy interventions, and governance strategies. This exploration allows us to grasp the tangible consequences of decisions made at the intersection of historical legacy, legal reform, and socio-economic dynamics.

Ultimately, this chapter serves as a bridge between theoretical understanding and practical reality. By presenting a range of cases that exemplify the complexities of Inam land management in two distinct Indian states, this chapter contributes to a more comprehensive and well-rounded comprehension of the subject matter. It is within the exploration of these cases that we uncover the narratives, challenges, and triumphs that shape the landscape of Inam lands in Maharashtra and Andhra Pradesh.

Chapter V: Revenue Generation Scheme & Data Analysis

This chapter deals with collection of data from Tahsildars office, Sub-Divisional Office, Collector Office, IGR office and Joint District Registrar. After collection of data the valuation of each land will be calculated by applying IGR rates to

the Inam lands. Finally, the nazarana amount will be calculated by applying prevailing rates of nazarana as decided by government and eventually calculating revenue generation. The data collection and analysis in this chapter aims to enable the government of Maharashtra to frame policy as demanded by the general public of Nanded district. It is observed that the said public is demanding that the amount should be decreased from the existing 50% to 5% of total land cost.

Chapter VI: Conclusion, Finding and Suggestions

In this concluding chapter, a comprehensive synthesis of the research's key elements will be presented. It will encapsulate the multitude of factors that have been meticulously examined throughout the research work. A succinct summary will be provided, highlighting the extensive scope of the research, the methodologies employed, and the depth of investigation undertaken.

The focal point of this chapter will revolve around the findings unearthed during the research process. These findings, derived from a systematic analysis of data, documents, and real-world scenarios, will be laid out to illuminate the intricate nuances and insights discovered. This critical phase of the research serves to shed light on the implications, trends, and patterns that have emerged from the comprehensive exploration of the chosen subject.

Furthermore, this chapter will offer valuable suggestions that emanate from the research's conclusions. These recommendations will be rooted in the study's insights, and they will be oriented towards practical applications and potential avenues for future endeavors. The suggestions will encompass various dimensions, from policy considerations to practical implementation strategies, with the aim of contributing to informed decision-making and progressive action.

Crucially, the significance of the research's outcomes for both the government and the wider public will be underscored. The chapter will illuminate the ways in which the research findings can inform governmental policies, contribute to legislative reforms, and shape future directions. Simultaneously, the potential utility of the research for the broader public will be highlighted, emphasizing its role in fostering understanding, awareness, and informed discourse on the subject matter.

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